

ACREAGE/DENSITY SUMMARY TABLE									
UNIT	LAND USE	ESTIMATED COMPLETION DATE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ GREENBELT (Ac.)	PARK SPACE (Ac.)	LOT OPEN SPACE (Ac.)	(%)
1	SINGLE FAMILY RESIDENTIAL	December 1, 2005	30.79	84	2.73	9.88	1.87	6.61	8.49
2	SINGLE FAMILY RESIDENTIAL	December 1, 2005	25.50	72	2.82	8.93	—	—	5.47
3	SINGLE FAMILY RESIDENTIAL	July 1, 2006	15.25	64	4.20	1.51	—	—	7.56
4	SINGLE FAMILY RESIDENTIAL	July 1, 2006	26.06	74	2.84	8.04	—	—	2.99
5	SINGLE FAMILY RESIDENTIAL	July 1, 2007	6.50	32	4.92	0.47	—	—	8.21
6	SINGLE FAMILY RESIDENTIAL	July 1, 2008	33.55	78	2.32	14.30	—	—	2.90
7	SINGLE FAMILY RESIDENTIAL	July 1, 2008	6.60	35	5.30	0.17	—	—	4.30
8	SINGLE FAMILY RESIDENTIAL	July 1, 2007	10.54	33	3.13	0.89	—	—	3.13
9	SINGLE FAMILY RESIDENTIAL	July 1, 2009	6.78	38	5.60	0.07	—	—	4.53
10	SINGLE FAMILY RESIDENTIAL	July 1, 2009	10.29	59	5.44	0.49	—	—	10.85
11	SINGLE FAMILY RESIDENTIAL	July 1, 2007	28.27	69	2.44	3.09	—	—	9.07
12	SINGLE FAMILY RESIDENTIAL	July 1, 2010	19.53	84	3.28	5.20	—	—	16.76
13	SINGLE FAMILY RESIDENTIAL	July 1, 2011	29.54	49	1.66	5.05	—	—	3.55
14	SINGLE FAMILY RESIDENTIAL	July 1, 2011	19.43	18	0.93	10.77	—	—	—
TOTALS/AVERAGE			261.06	766	2.73	68.14	5.27	94.42	—

**PARK SPACE SUMMARY**

REQUIRED PARK SPACE 766 LOTS X 1 ACRE = 6.72 AC

PROVIDED PARK SPACE 114 LOTS

RECREATION CENTER = 1.87 ACRES

SCHOOL SITE = 3.40 ACRES

\*ACREAGE CREDITS = 4.50 ACRES

TOTAL = 9.77 ACRES

**SCENIC OAKS UNIT II**  
(VOL 8600, PGS. 163-164 D.P.R.)  
LAND USE: LARGE LOT SINGLE FAMILY RESIDENTIAL

\*REFERENCE PRELIMINARY PARKS PLAN

TWO CREEKS SUBDIVISION  
PLANNED UNIT DEVELOPMENT

- PUD PLAN NOTES:**
- FLOOD PLAIN/AGREEMENT AND DRAINAGE FROM STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - STREETS ARE PRIVATE UNLESS NOTED AS PUBLIC.
  - SANITARY SEWER SYSTEM AND WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
  - ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.
  - PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
  - PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.A. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
  - SEWERAGE WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT OF WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.
  - THIS TRACT IS SITUATED WITHIN THE TWO CREEKS SUBDIVISION MDP FILE NO. 05-018B.
  - ALL RESIDENTIAL LOTS ADJACENT TO THE STAGE RUN SUBDIVISION BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON C-35-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-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2240-2241-2242-2243-2244-2245-2246-22





# City of San Antonio

Department of Development Services

**TO:** Caleb Chance

**DATE:** October 11, 2006

**ADDRESS:** 555 East Ramsey  
San Antonio, Texas 78216

**FROM:** Michael O. Herrera, Special Projects Coordinator

**COPIES TO:** File

**SUBJECT:** PUD# 05-018B, Two Creeks Sub (Amendment)

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The plat or plan referenced above was considered by the ☒ Planning Commission

☐ Interim Assistant Director  
Fernando J. Deleon, P.E.

The following action was taken:

☐ APPROVED  
☒ APPROVED WITH CONDITIONS  
☐ DENIED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

## CONDITIONS OF APPROVAL:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

**DSD – Traffic Impact Analysis & Streets** indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of the Silverado Subdivision MDP, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9)
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q)
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Unified Development Code (UDC) – 35-502(a)(7), subsection C)
- Lane configuration of all intersections shall follow Table B as indicated in the Level 2 Traffic Impact Analysis. Intersections indicated by Table B will required mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT). All traffic shall be coordinated along the proposed street network.

**Parks and Recreation** recommends approval with the following conditions:

- The parkland provided is dedicated to the Homeowners Association.
- All amenities comply with standards and specifications found in UDC section 35-503(b) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

**SAWS** recommends approval with the following conditions:

- According to the Aquifer Protection Ordinance #81491, Section 34-914, buffering may be required. Comment made to ensure that buffering will be applied to creeks with watersheds greater than 300 acres. Nichols Creek exists along the northeast portion and Leon Creek along the southwest portion of this project site.